LOT 112
TIMBER CREEK PLANTATION #2
PB 7/165

MANN KORY D & COURTNEY A
75208 RAVENWOOD DRIVE
YULEE, FL 32097

**2023**

**11-2N-26-2051-0112-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

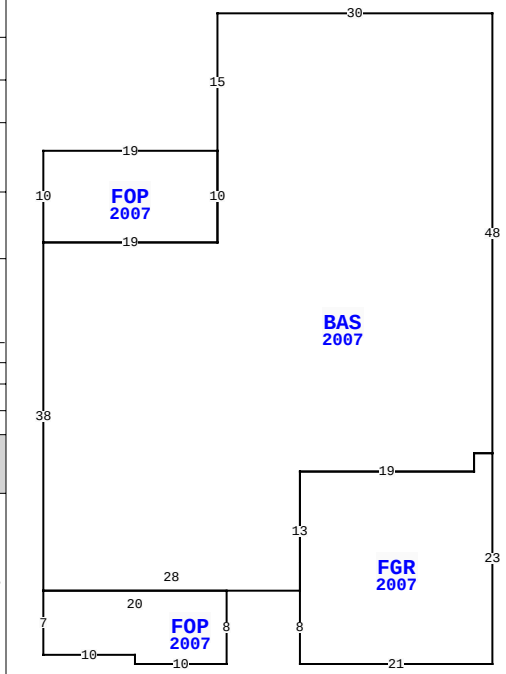
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 5005.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,335 | 100 | 2,335 | 193,137 |
| FGR | 445 | 55 | 245 | 20,265 |
| FOP | 150 | 30 | 45 | 3,722 |
| FOP | 190 | 30 | 57 | 4,714 |
| TOTALS | 3,120 | | 2,682 | 221,838 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,682 | 99.4560 | 89.76 | 240,736 | 2007 | 2007 | 0 | 0 | 0 | 7.85 | 92.15 |

1 SINGLE FAM – 100% - 2020 Heated Area: 2335 HX Base Yr 2020




| | |
|---|---|
| BLD DATE | 02/01/2013 KK |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | |
| AG DATE | |

75208 RAVENWOOD DR, YULEE

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 221,838 |
| TOTAL MARKET OB/XF VALUE | | 44,616 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 321,454 |
| SOH/AGL Deduction | | 77,804 |
| ASSESSED VALUE | | 243,650 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 193,650 |
| TOTAL JUST VALUE | | 321,454 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 267,302 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21010800 | SWIM POOL | 54,318 | 08/17/2021 |
| E18511 | ELEC OTHER | 1,500 | 12/01/2006 |
| M12309 | MECH OTHER | 0 | 12/01/2006 |
| C18828 | CO ISSUED | 0 | 11/01/2006 |
| B18828 | NEW CONSTR | 218,526 | 11/01/2006 |
| P11739 | OTHER | 0 | 11/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2324/0192 | 12/10/2019 | WD | Q | I | 02 | 246,000 |
| GRANTOR: WALSH DANIEL E & MICH | | | | | | |
| GRANTEE: MANN KORY D & COURT | | | | | | |
| 1664/1444 | 2/26/2010 | WD | U | I | 38 | 168,000 |
| GRANTOR: FORD KEITH & MARY E | | | | | | |
| GRANTEE: WALSH DANIEL E & MI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W30 S15 FOP=[YR=2007] W19 S10 E19 N10$ S10 W19 S38 FOP=[YR=2007] S7 E10 S1 E10 N8 W20$ E28 FGR=[YR=2007] S8 E21 N23 W2 S2 W19 S13$ N13 E19 N2 E2 N48$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 707.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 89 | 3,272 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 392.00 | SF | 85.00 | 85.00 | 100 | 2021 | 2021 | 3 | 98 | 32,654 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 869.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 100 | 8,690 | |

## LAND DESCRIPTION

TOTAL OB/XF 44,616

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 100 | 0003 | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 03/04/2022 BY HS Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS